




MEMORANDUM

TO: Mayor and Council Members

FROM: Rosie Truelove, Director 
Housing and Planning Department

DATE: November 9, 2022

SUBJECT: Land Development Code Amendment #C20-2022-004, "Compatibility on Corridors"

This memorandum serves to update City Council regarding Code Amendment Case number C20-2022-004, "Compatibility on Corridors."

Background and Summary

On June 9, 2022, Council approved [Resolution No. 20220609-066](#) directing staff to develop possible amendments to the Land Development Code to relax [compatibility regulations](#) and parking requirements for residential and mixed-use projects along certain corridors. Current compatibility regulations limit the height of buildings located within 540 feet of triggering properties, which are generally properties zoned for or used as single-family housing. The Resolution initiated code amendments to do the following:

- Reduce minimum parking requirements to:
 - 25% of what would otherwise be required for a light rail line or large corridor
 - 50% of what would otherwise be required for a medium corridor
- Relax compatibility requirements for all eligible projects as follows:
 - Compatibility height limitations will extend 300' in distance, or approximately one city block, from triggering property (as compared to 540' today)
 - Compatibility regulations will be triggered by zoning only (not use, which currently triggers compatibility requirements)
 - An additional 5' of height will be allowed compared to current standards
- Further relax compatibility requirements for eligible projects that provide affordable housing to:
 - Allow maximum height allowed by zoning at a distance of 100' from a triggering property for projects on a light rail line
 - Allow up to 65' of height at a distance of 100' from a triggering property and 90' of height at 200' from a triggering property on a large corridor
 - Allow up to 65' of height at a distance of 150' from a triggering property and 90' of height at 250' from a triggering property on a medium corridor
- Corridors where relaxed standards would apply include (see Attachment A):
 - Resolution-Designated "Medium" Corridors
 - Resolution-Designated "Large" Corridors
 - Future Project Connect Light Rail Lines

As directed by the Resolution, Housing and Planning Department (HPD) staff worked with the Law Department to develop proposed amendments to the Land Development Code. A Staff Report has been prepared which provides an analysis of the potential impacts of the code amendments and includes staff recommendations. The [Codes and Ordinances Joint Committee](#) discussed these amendments at their meeting on October 19, 2022. The amendments were considered by [Planning Commission](#) on November 8, with action postponed to a special-called meeting on November 15. The backup materials that were shared with the Planning Commission are available [here](#). The backup packet includes the Staff Report, the initiating Council Resolution, the draft Ordinance, the Affordability Impact Statement, and the staff presentation. The code amendments will next be considered at the following dates and times:

- [Housing and Planning Committee](#), November 10, 2022, 3pm
- [Planning Commission](#), November 15, 2022, 5pm
- [City Council](#), December 1, 2022, 10am

Notification

Because the proposed code amendments will create a geographically based overlay, property-specific notification was mailed to all utility account holders and property owners within 500' of the lots along corridors where these regulatory changes would apply (please see Attachment A, Designated Corridors and Notice Area). Approximately 200,000 individual addresses were included in the notification. In addition to the property-specific notice, the proposed code amendment was noticed to the City's Community Registry list for Planning Commission public hearings, and both the Community Registry and Austin American-Statesman for Council public hearings. This complies with the Land Development Code (LDC) requirements.

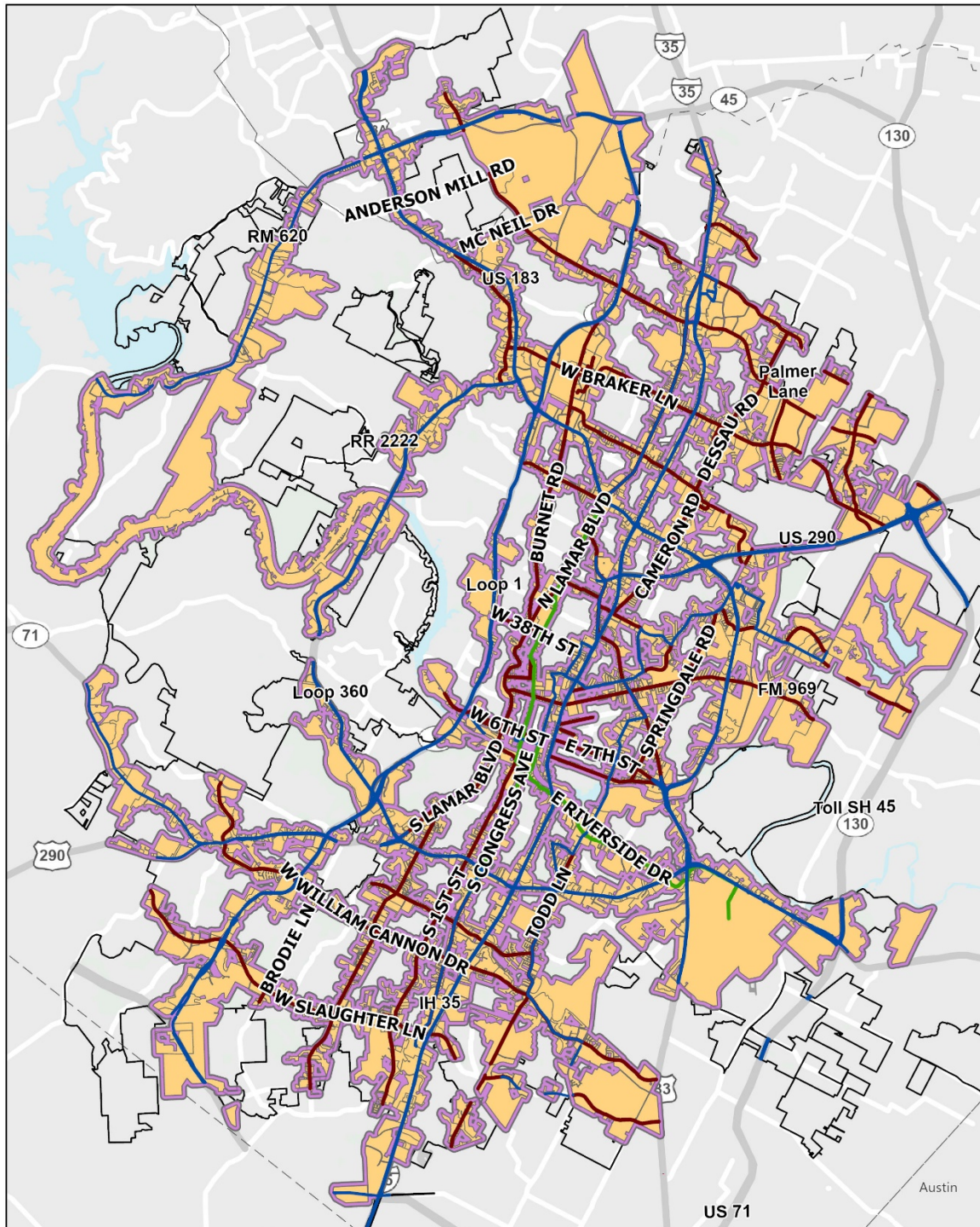
The notice provided the general information required under state law, and was mailed out at least 11 days in advance of Planning Commission hearing as required by [LDC 25-1-132](#). In order to use City resources efficiently, staff mailed out a single combined notice for Planning Commission and City Council public hearing dates. (See Attachment B, Notice.) The required notification timeline resulted in notice being received prior to when the Planning Commission agenda and back up materials were posted. As a result, there was a gap between when people received the notice and when detailed material were available for review as part of the Planning Commission agenda back up.

For Additional Information

Due to the level of interest in this item, staff has set up an informational webpage at <https://www.speakupaustin.org/land-development-code-amendments>. On this page, Council Offices and constituents will be able to find additional information about the Compatibility on Corridors code amendment as well as the Residential in Commercial code amendment that is moving forward on the same timeline. The webpage includes information about how to provide input at the Planning Commission hearing and the City Council hearing. If you have any questions, please contact me at 512-974-3064 or rosie.truelove@austintexas.gov or Erica Leak, Development Officer, at 512-974-9375 or erica.leak@austintexas.gov.

cc: Spencer Cronk, City Manager
J. Rodney Gonzales, Assistant City Manager

Attachment A: Designated Corridors and Notice Area



- Corridor Properties
- 500 ft. Notification Buffer from Corridor Properties
- Full and Limited Purpose City of Austin Boundaries
- Large Corridor
- Light Rail
- Medium Corridor

Attachment B: Notice



**NOTICE OF PUBLIC HEARING
PROPOSED AMENDMENT TO
AUSTIN'S LAND DEVELOPMENT CODE**

Mailing Date: October 25, 2022

Case Number: C20-2022-004

A public hearing will be held to consider proposed amendments to Austin's Land Development Code.

Proposed Amendment:

Consider amendments to Title 25 of the City Code to modify compatibility standards and parking requirements on certain roadways.

The Planning Commission will consider this amendment on November 8, 2022 at City Hall, 301 West 2nd Street, beginning at 6:00pm. Comments on this proposed ordinance from any member of the public will be heard during the public hearing.

The City Council will consider this amendment on December 1, 2022 at City Hall, 301 West 2nd Street, and online viewable at <http://www.atxn.tv/> beginning at 10:00 am. Comments on this proposed ordinance from any member of the public will be heard during the public hearing.

For additional information on this proposed ordinance or how to participate in the meeting, please contact Greg Dutton, Housing and Planning Department, at (512) 974-3509 or Greg.Dutton@austintexas.gov and refer to the Case Number at the top right of this notice.